

Wild Oak - 12 Dalmore Road Carrbridge PH23 3BG

Offers Over £440,000 are invited.

Stunning Four Bedroom Detached
Villa with Detached Garage and
Beautiful Garden Grounds



Features:

- Flexible Open Plan Living Area With French Doors To The Rear Garden
- Modern Kitchen & Utility Area
- Full Double Glazing, Oil Fired Central Heating and Wood Burning Stove
- Great Location Within Walking Distance of Carrbridge
- Detached Garage & Off Street Parking

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“Wild Oak” on Dalmore Road is a luxury villa set within a beautiful neighborhood of similar properties on the outskirts of Carrbridge. This beautifully finished 4 bedroom detached villa sits on a substantial corner plot and enjoys views of surrounding hills and over towards Carrbridge Golf Course. The property benefits from great ground floor accommodation which includes a spacious double aspect sitting room, full glazed sunroom and modern kitchen and dining area. Other notable accommodation includes the triple aspect master bedroom which offers great views over the golf course and the fourth bedroom which provides a great work from home space. This efficient family home also benefits from full double glazing, oil fired central heating and a stunning wood burning stove. One of the outstanding features of this beautiful home has to be the outdoor space. The rear garden is fully enclosed with a raised decked area offering great space for enjoying all day sunshine while overlooking surrounding hills.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411



The historic village of Carrbridge is famous for its old packhorse bridge - the oldest stone bridge in the Highlands. It is also centrally located within the Cairngorms National Park, an area of outstanding natural beauty. It boasts an abundance of wildlife and a diversity of year-round recreational and sporting facilities. There are good links with both North and South via the mainline railway station and A9 trunk road. It is also within about a 25-minute drive to Inverness, Nairn and Forres.

There are many amenities available within the village, including shops, hotels, cafes and a highly rated primary school, as well as a 9-hole golf course, trout and salmon fishing and other leisure facilities, such as the award winning Landmark Forest Adventure Park, which sits within an ancient pine forest at the South end of the village and attracts many tourists. Carrbridge strikes a balance between a close-knot

ACCOMODATION

Entrance Vestibule

1.70m x 1.86m

A timber entrance door opens out into a spacious entrance vestibule. Windows on either side allow natural daylight. Coat hooks and storage space. Low level cupboard housing the electrics. Pendant light. Laminate flooring. Door to sitting room.

Sitting Room

7.04m x 5.39m

Bright and spacious double aspect lounge with views over the garden grounds and surrounding hills. Feature wood burning stove set on a slate hearth with lovely Oak mantle piece. Adequate space for both lounge and dining furniture. Lovely and bright double glazed doors to the sunroom. Pendant lights. Radiator. Laminate flooring. Doors off to the kitchen, shower room, and bedroom four. Staircase to the first floor landing.

Sunroom

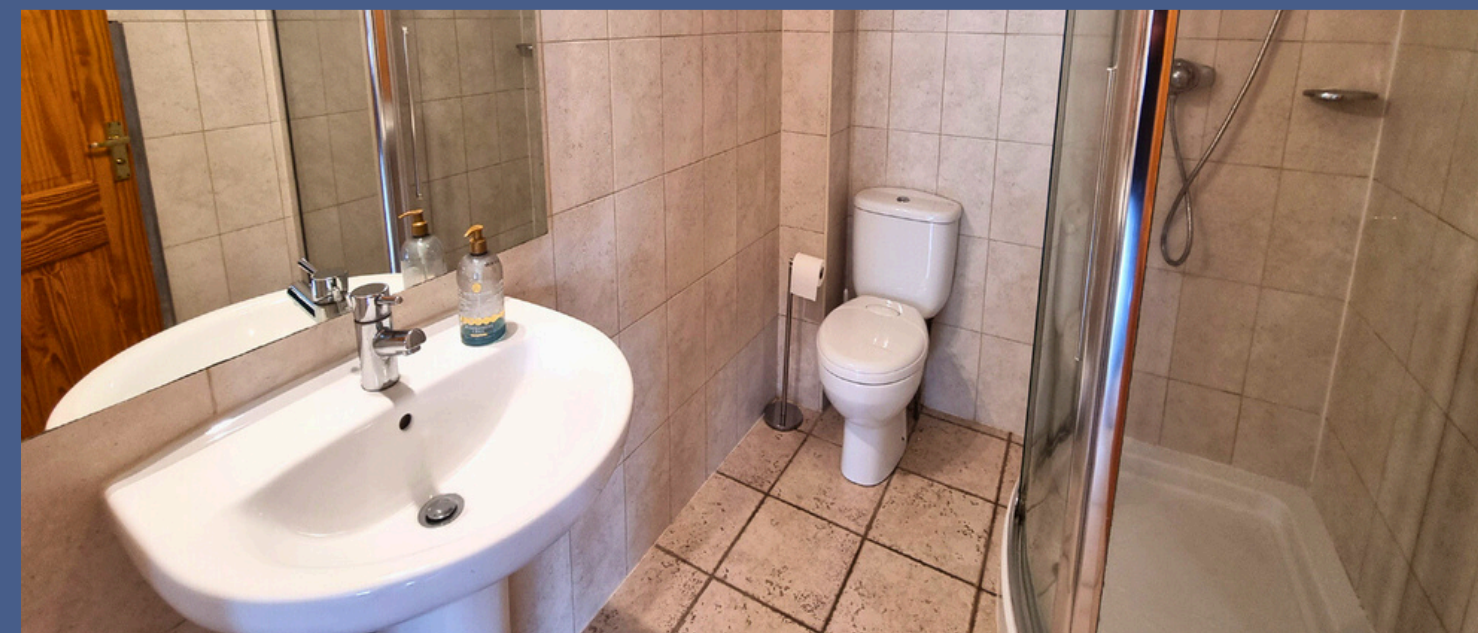
4.20m x 4.30m

Fully glazed sunroom with exceptional views towards Carrbridge Golf Course and surrounding hills while also having French doors opening to the generously sized garden grounds. This space offers great flexibility for a separate dining room or family room. Double doors lead to the kitchen and dining area. Wall lights. Radiator. Laminate flooring.

Kitchen/Dining Area

4.66m x 3.56

Modern and stylish fitted kitchen with base and wall units incorporating double oven, grill, hob with extractor above, dishwasher and 1 ½ bowl composite sink. Space for family or formal dining. Spotlight rail. Smoke alarm. Radiator. Laminate flooring. Door to utility area and window to the rear overlooking the garden grounds.



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Utility Room 4.66m x 1.70m

Spacious utility area offering ample space for storage. Fitted base units incorporating stainless steel sink with drainer and mixer tap. Spaces for washing machine and tumble dryer. Coat hooks. Windows and glazed door to rear garden. Door to storeroom.

Storeroom 2.62m x 1.80m

Store/Boot Room with a window overlooking the garden. Fully shelved offering great storage space. Pendant light. Vinyl flooring.

Bedroom 4 3.50m x 3.80m

Currently being used as a home office, this room offers great flexibility. Comfortably fits a double bed with space for bedroom furniture. Double mirrored wardrobes offering hanging and storage space. Pendant light. Radiator. Fitted carpet. Window to the front offering limited views of surrounding hills.

Shower Room 2.37m x 1.84m

Two piece white suite comprising of a WC, pedestal wash hand basin and glazed shower cubicle. Wall mirror. Heated towel rail. Tiled floor. The staircase leads up to first floor landing.

Landing

Bright landing with Velux window to the front allowing natural daylight. Built in storage cupboard. Loft hatch. Pendant light. Doors off to remaining bedrooms and bathroom.

Bedroom 1 4.98m x 4.65m

Amazing triple aspect bedroom with great views towards Carrbridge Golf Course and surrounding hills. Three built-in storage cupboards offering Adequate space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2 4.84m x 3.56m

Double bedroom with windows to the front and side overlooking garden grounds and surrounding hills. A built-in mirrored wardrobe offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

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Bedroom 3

3.94m x 3.38m

Spacious Double bedroom with window to the front and side offering an abundance of natural daylight. Built in double wardrobe offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

Family Bathroom

2.41m x 2.35m

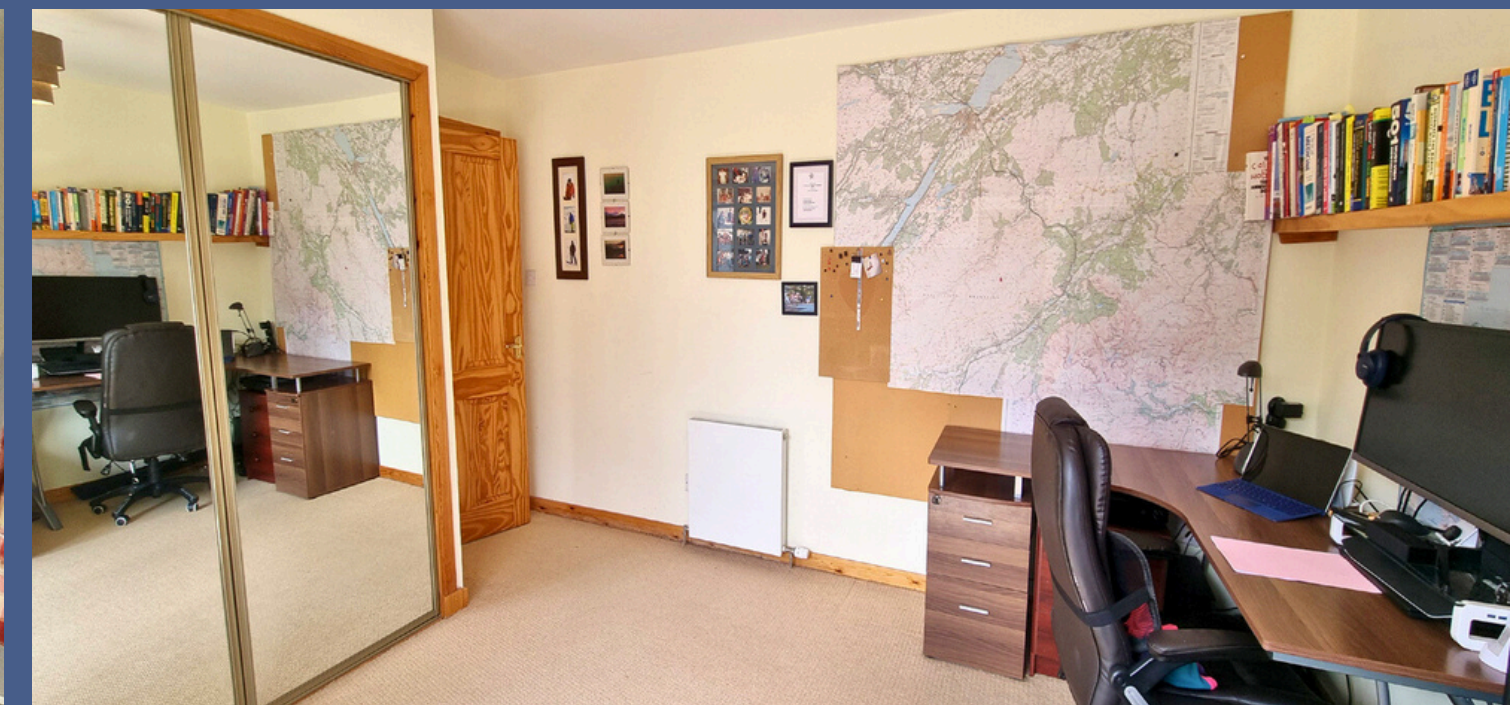
Three piece white suite comprising of a WC, Pedestal wash hand basin and corner bathtub. Fully tiled bathroom suite with storage recess. Wall mirror. Heated towel rail. Ceiling light. Velux window to the front.

Garage

The detached garage has ample space for storage and provides parking for one vehicle. Power and lighting. Pedestrian door to the side and up and over roller door.

Garden

The property sits in a very generous sized corner plot and benefits from front, rear and side garden grounds. The front garden is open plan and easy to maintain with a paved pathway leading around both sides and to the front door. The substantial rear garden is laid to lawn with a mixture of plants and trees and is secured by timber fencing. A lovely, raised decking area offers space for enjoying your garden furniture and views over towards the golf course. Both sides of the property can be utilised for additional parking or storage space. Wood store. Outside tap.



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INCLUDED

Carpets, floor coverings, fitted blinds and integrated kitchen appliances.

SERVICES

Mains electricity, water, and drainage.

HOME REPORT

A Home Report is available by using the below link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=jgmft9v%2faXPo2gXa4fxEU6%2fmMnSUP56WA8PsdTj%2fq4Pf2evzc2fZGmGsS%2fF%2bSDTWkQF%2f3McO7tM%3d>.
- Energy Performance Certificate Rating: Band C
- Home Report Value - £440,000
- Post Code - PH23 3BG



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PRICE

Offers over £440,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is strictly by appointment only through the Selling Agents



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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